

074.0

0007

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

728,100 /

728,100

USE VALUE:

728,100 /

728,100

ASSESSED:

728,100 /

728,100

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		COLLEGE AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DATTI MICHAEL JAY	
Owner 2: LI AVA YUFEI	
Owner 3:	
Street 1: 88 COLLEGE AVE	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

## PREVIOUS OWNER

Owner 1: ROSEN DAVID I/TRUSTEE -
Owner 2: SOLOMON PAULA K/TRUSTEE -
Street 1: 2 MICHAEL'S GREEN
Twn/City: WOBURN
St/Prov: MA
Postal: 01801

Owner 1: ROSEN DAVID I/TRUSTEE -
Owner 2: SOLOMON PAULA K/TRUSTEE -
Street 1: 2 MICHAEL'S GREEN
Twn/City: WOBURN
St/Prov: MA
Postal: 01801

Owner 1: ROSEN DAVID I/TRUSTEE -
Owner 2: SOLOMON PAULA K/TRUSTEE -
Street 1: 2 MICHAEL'S GREEN
Twn/City: WOBURN
St/Prov: MA
Postal: 01801

## NARRATIVE DESCRIPTION

This parcel contains 9,872 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1962, having primarily Clapboard Exterior and 1890 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9872		Sq. Ft.	Site		0	70.	0.69	5			Topo	-5					476,249						476,200	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9872.000	251,400	500	476,200	728,100		47112
							GIS Ref
							GIS Ref
							Insp Date
							11/06/18

Total Card / Total Parcel  
728,100 / 728,100  
728,100 / 728,100  
728,100 / 728,100



## USER DEFINED

Prior Id # 1: 47112
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
PRINT Date Time 12/10/20 21:02:08
LAST REV Date Time 02/26/20 09:44:26
ASR Map: Fact Dist: Reval Dist: Year: LandReason: BldReason: CivilDistrict: Ratio:

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSEN DAVID I/T	72966-438	1	7/22/2019		855,000	No	No		
ROSEN DAVID I/E	61836-295		5/21/2013	Convenience		1	No	No	
O'BRIEN JOSEPH	24802-563		8/24/1994		269,400	No	No	Y	

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/30/2019	1756	Inter Fi	233,915	O					10/2/2019	SQ Returned	MM	Mary M
9/25/1997	580	Manual	12,000					NEW ROOF	11/6/2018	MEAS&NOTICE	BS	Barbara S
									3/20/2009	Inspected	163	PATRIOT
									1/5/2009	Measured	372	PATRIOT
									11/1/2000	Hearing Chag	201	PATRIOT
									11/18/1999	Inspected	267	PATRIOT
									11/5/1999	Mailer Sent		
									10/12/1999	Measured	263	PATRIOT
									7/28/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 21 - Split Level				Full Bath: 1	Rating: Average														
Sty Ht: 1 - 1 Story				A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average														
Foundation: 1 - Concrete				A 3QBth: 1	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating:														
Prime Wall: 2 - Clapboard				A HBth: 1	Rating:														
Sec Wall: 1	%			OthrFix: 1	Rating: Average														
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average														
Color: GRAY				A Kits: 1	Rating:														
View / Desir:				Fpl: 1	Rating: Average														
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:														
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>															
Year Blt: 1962	Eff Yr Blt:			Location: 1															
Alt LUC:	Alt %:			Total Units: 1															
Jurisdict:	Fact: .			Floor: 1															
Const Mod:				% Own: 1															
Lump Sum Adj:				Name: 1															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD				Phys Cond: AV - Average	31. %			Exterior: 1	No Unit	RMS	BRS	FL							
Prim Int Wall: 1 - Drywall				Functional: 1				Interior: 1	1	6	2								
Sec Int Wall: 1	%			Economic: 1				Additions: 1											
Partition: T - Typical				Special: 1				Kitchen: 1											
Prim Floors: 3 - Hardwood				Override: 1				Baths: 1											
Sec Floors: 1	%			Total: 31	%			Plumbing: 1											
Bsmnt Flr: 15 - Carpet				<b>CALC SUMMARY</b>				Electric: 1											
Subfloor: 1				Basic \$ / SQ: 95.00				Heating: 1											
Bsmnt Gar: 2				Size Adj.: 1.35000002				General: 1	1	6	2								
Electric: 3 - Typical				Const Adj.: 1.00999999															
Insulation: 2 - Typical				Adj \$ / SQ: 129.533															
Int vs Ext: S				Other Features: 86500															
Heat Fuel: 2 - Gas				Grade Factor: 1.10															
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod: 1															
% Heated: 100				LUC Factor: 1.00															
Solar HW: NO				Adj Total: 364288															
% Com Wall:				Depreciation: 112929															
				Depreciated Total: 251359															
<b>MOBILE HOME</b>				WtAv\$/SQ: 1	AvRate: 1	Ind.Val: 1													
Make: 1																			
Model: 1																			
Serial #: 1																			
Year: 1																			
Color: 1																			
<b>SPEC FEATURES/YARD ITEMS</b>																			
<b>PARCEL ID</b> 074.0-0007-0001.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
19	Patio	D	Y	1	10X10	A	AV	1990	6.00	T	23.2	101			500		500		
More: N				Total Yard Items: 500				Total Special Features: 500				Total: 500							
<b>SKETCH</b>																			
<b>SUB AREA</b>																			
<b>SUB AREA DETAIL</b>																			
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten									
FFL	First Floor	1,352	129.530	175,128	LLV	100	FLA	80	C										
LLV	Lower Level	672	93.260	62,673															
OSP	Screen Porch	180	28.520	5,133															
WDK	Deck	120	14.480	1,737															
Net Sketched Area: 2,324				Total: 244,671															
Size Ad	1352	Gross Are	2324	FinArea	1890														
<b>IMAGE</b>																			
<b>AssessPro Patriot Properties, Inc</b>																			